



PUBLIC AUCTION

SATURDAY, AUGUST 21, 2021 @ 11:00 A.M.

124.9470 ACRES IN 2 TRACTS

ST. RT. 707 AND ST. RT. 33, ROCKFORD, OHIO 45882

AUCTION CONDUCTED AT 2429 ST. RT. 707, ROCKFORD, OHIO



Tract #1: This Real Estate being part of Parcel # 01-034100.0000 in Section 26 of Blackcreek Township, County of Mercer, State of Ohio. This parcel of real estate contains 64.0270 acres more or less with 63.2000 acres approximately tillable and no woods, the farm has average tiling. *Note: there has been 15.9730 acres with the house, buildings, and woods surveyed off of the original 80.0000 acre parcel.* This real estate is in the Parkway school district.

Tract #2: This Real Estate being Parcel #s 01-049100.0000, 01-013700.0000 and 01-001500.0000 in Sections 02 and 11 of Blackcreek Township, County of Mercer, State of Ohio. This parcel of real estate contains 60.9200 acres more or less with 55.1870 acres tillable and no woods. There are 03.2290 acres in the conservation program. The farm has average tiling. This real estate is in the Parkway school district.

IF YOU'RE LOOKING TO ADD TO YOUR CURRENT FARMING OPERATION DO NOT MISS THIS OPPORTUNITY!

TERMS ON REAL ESTATE: \$40,000 down day of auction on each tract, balance at closing within 30 days. The real estate will be selling with **NO CONTINGENCIES!** Possession to be after fall harvest.

The taxes and assessments: tract #1 will have an estimated tax credited to the buyer due to the split.

Tract #2 will be prorated to the day of closing.

The Real Estate & Auction Co. represent the seller.

Real Estate is selling with reserve. The seller has every intention to sell these properties, check with your lender for financing & come to the auction prepared to bid.

These tracts will sell separate and will not be offered together!

NOTE: Contact the auctioneers, Frank Arling or Brandon Arling, for your information packet.

OWNER: J R FARMS INC. (JEROME BOLLENBACHER ESTATE)

Terms: Any statements made day of sale supersedes prior statements or advertisements, not responsible for accidents. Portions of this auction may be recorded. Auctioneers licensed by the State of Ohio. Licensed Real Estate Agents in Ohio. Go to our web sites for pictures at www.arling-evers.com or auctionzip.com (ID#4606).



*We Specialize In Farm,
Farm Machinery & Home Auctions!*

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